

Tennessee Housing Development Agency

Andrew Jackson Building Third Floor 502 Deaderick St., Nashville, TN 37243

Bill Lee Ralph M. Perrey Governor Executive Director

MEMORANDUM:

TO: All 2022 Competitive Low-Income Housing Credit Applicants

FROM: Multifamily Programs Division

DATE: August 25, 2022

SUBJECT: 2022 Competitive Low-Income Housing Credit Preliminary Ranking

The following is the Preliminary Ranking for the 2022 Competitive Low-Income Housing Credit Program. The eligibility review, scoring and ranking period has ended in accordance with the 2022 Qualified Allocation Plan (the "2022 QAP"). As indicated in the 2022 QAP, there will be no further review of scoring or ranking of Initial Applications. Applicable tiebreakers and limits have been taken into consideration.

The list includes only Initial Applications to which THDA anticipates issuing a Reservation Notice. The Preliminary Ranking includes the following Set-Asides and/or Pools:

- 1. Non-Profit Set-Aside
- 2. CNI Grants Set-Aside
- 3. PHA Set-Aside
- 4. Existing Multifamily Housing Set-Aside
- 5. New Construction Regional Pools

Reservation Notices will be issued as soon as possible. We are working diligently to complete this process promptly. Underwriting is now underway. THDA may be contacting applicants regarding issues that have the potential to affect the amount of Tax Credit allocated.

Persons involved with the Initial Application to which THDA currently anticipates issuing a Reservation Notice should consult Section 15-H of the 2022 QAP to begin the processes to obtain required standard documents.

We appreciate your interest and participation in the 2022 Competitive Low-Income Housing Credit program. If you have questions, please contact Don Watt, Chief Programs Officer, at dwatt@thda.org.





Setaside or Pool	TN ID	Prior TN ID	Project Name	County	County Type	Cst.Type	QСТ	DDA	Market Units	LIHC Units	Total Units	Actual Tax Credit Requested	TieBreaker	Applicant Score	THDA Score	Contact Name	Contact Email
Nonprofit	22-026		Robinson Road Apartments	Davidson	Urban	New			0	39	39	\$630,000.00	\$16,153.85	93.00000	93.00000	Anthony Woodham	twoodham@woodbinecommunity.org
CNI	22-002		South City VI	Shelby	Urban	New			14	66	80	\$1,700,000.00	\$25,757.58	84.25920	84.25920	Dexter Washington	dwashington@memphisha.org
PHA-RAD-CCRP	22-018		5th and Summer	Davidson	Urban	New	Yes		57	50	107	\$1,300,000.00	\$26,000.00	93.00000	93.00000	James Thiltgen	jthiltge@nashville-mdha.org
PHA w/out RAD or CCRP	22-022		Mercury Court	Rutherford	Urban	New	Yes		0	34	34	\$1,000,000.00	\$29,411.76	91.81730	91.81730	Thomas Rowe	trowe@mha-tn.org
Existing	22-007		Birchwood Village	Bledsoe	Rural	Existing			0	41	41	\$438,603.00	\$10,697.63	84.75610	84.75610	Billy Glisson	bglisson@hallmarkco.com
Existing	22-012		Woodland Homes	Henderson	Rural	Existing	Yes		0	60	60	\$863,288.00	\$14,388.13	86.43300	84.43300	Don Ollio	DOllio@wesleyliving.com
Existing	22-006		Highland Village	Van Buren	Rural	Existing			0	25	25	\$281,064.00	\$11,242.56	84.02370	84.02370	Billy Glisson	bglisson@hallmarkco.com
Existing	22-004	91-030	Raintree Apartments	Monroe	Rural	Existing			0	40	40	\$439,568.00	\$10,989.20	83.83240	83.83240	Billy Glisson	bglisson@hallmarkco.com
Existing	22-011		Brooksview Greene	DeKalb	Rural	Existing			0	40	40	\$775,259.00	\$19,381.48	83.51890	83.51890	Thomas Simons	tsimons@wodagroup.com
Existing	22-013	92-045	Lake Point Apartments	Lake	Rural	Existing	Yes		0	48	48	\$487,160.00	\$10,149.17	83.36090	83.36090	Jason Maddox	jason@macocompanies.com
Existing	22-017		Carthage Village Apartments	Smith	Rural	Existing			0	24	24	\$302,746.00	\$12,614.42	82.51840	82.51840	Chip Peterson	Chip Peterson@bellsouth.net
Existing	22-016		East Towne Apartments	Obion	Suburban	Existing	Yes		0	32	32	\$428,000.00	\$13,375.00	82.43640	82.43640	Chip Peterson	Chip Peterson@bellsouth.net
Existing	22-001		Pine Forest Apartments	Bradley	Urban	Existing			0	100	100	\$1,000,000.00	\$10,000.00	82.29400	82.29400	Berkley Burbank	bburbank1@alcomgt.com
Existing	22-015	90-033	Arlington Manor Apartments	Shelby	Urban	Existing		Yes	0	32	32	\$329,072.00	\$10,283.50	81.91660	81.91660	Jason Maddox	jason@macocompanies.com
Existing	22-005	89-008	East Ridge Apartments	Trousdale	Rural	Existing			0	32	32	\$381,068.00	\$11,908.38	81.21870	81.21870	Billy Glisson	bglisson@hallmarkco.com
Existing	22-014		Meadow Lane Apartments	Dyer	Suburban	Existing			0	50	50	\$506,149.00	\$10,122.98	80.68260	80.68260	Jason Maddox	jason@macocompanies.com
Pool 1	22-027		Ben Allen Ridge	Davidson	Urban	New	Yes		0	238	238	\$5,447,858.00	\$22,890.16	93.00000	93.00000	Robert Sharp	appalachianhomehealth@gmail.com
Pool 1	22-010		Peach Tree Senior Development	Shelby	Urban	New	Yes		0	79	79	\$1,300,000.00	\$16,455.70	91.25920	91.25920	Roshun Austin	roshun.austin@theworkscdc.org
Pool 2	22-021		Liberty Place	Knox	Urban	New	Yes		0	32	32	\$718,700.00	\$22,459.38	90.55310	90.55310	James Hatifield	jhatfield@kcdc.org
Pool 2	22-020		Sterchi Ridge Apartments, Phase II	Knox	Urban	New			0	70	70	\$1,714,991.00	\$24,499.87	90.55310	90.55310	John Huff	jih@huffmgt.com
Pool 1	22-025		Washington Square Apartments	Shelby	Urban	New	Yes		0	143	143	\$2,542,335.00	\$17,778.57	84.25920	89.25920	Carl Mabry	carl.bluffcitycdc@gmail.com
Pool 3	22-003		Apartments	Cheatham		New			0	63	63		\$24,206.35				tyates@beaconproperty.com
Pool 4	22-008		Hohenwald Estates	Lewis	Rural	New			0	56	56	\$1,149,885.00				Allan Rappuhn	arappuhn@gatewaymgt.com
Pool 4	22-023		Emma K. Manor	Lewis	Rural	New			0	40	40					Jeremy Bain	jeremy.bain@olympiaconstruction.net
Pool 2	22-009		Greater Tucker Senior	Hamilton	Urban	New			0	63	63	\$1,300,000.00	\$20,634.92	88.09660	82.09660	Brian Thomas	bthomas@pennrose.com
*\$11,899,519 was available for the 2022 Round after COVID Exchanges											Total F	unding					
**The shaded grey developments are earmarked an annual allocation per 2022 QAP Section 15-G									LIHC Do	llars	\$11,346,108.00						
										LIHC Uni	its	585					
										Market Units		71					
										Total Un	its	656					